



Speedwell, Wych Cross, Forest Row, East Sussex, RH18 5JN

Offers in Region of **£1,000,000**

**MANSELL  
McTAGGART**  
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# Speedwell

Wych Cross, Forest Row

A most elegant four/five bedroom two bathroom detached character 1920's family home occupying a stunning plot of 0.41 an acre with a detached garage and adjoining studio. Situated within the protected ancient woodland of Ashdown Forest an Area of Outstanding Natural Beauty. Speedwell is a grand 1920s country home which lies well within its plot and boasts a wealth of character features. The property has been beautifully remodified and finished by the current owners with the most distinguishing part of the home being the 25'3 x 19'2 open plan living space, made up by a contemporary stylish kitchen with large central island and breakfast bar with a living and dining area and bi-fold doors opening to the rear seating terrace and garden.

The property is entered via a generous entrance hallway with a cloakroom found nearby, there is a study, a family room/bedroom with a side porch and an impressive drawing room/sitting room with an inglenook fireplace, bespoke book shelving to one side and double doors continuing to the kitchen/living area. The kitchen is fitted with a matching range of units with integrated appliances, a central island with the remainder of the space serving as a living and dining area. To one side is a utility room.





## Speedwell

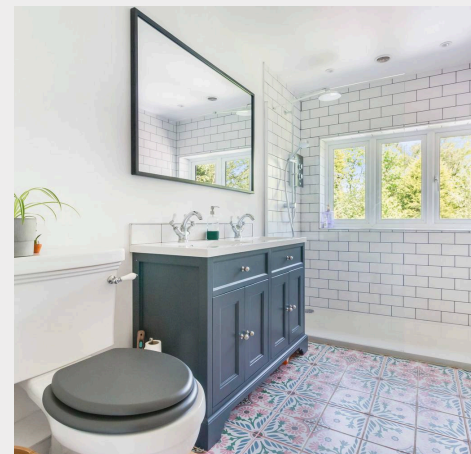
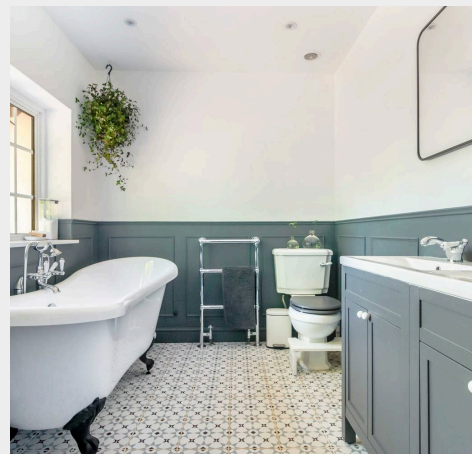
Wych Cross, Forest Row

The first floor provides a spacious landing with a timber loft ladder proving access to the attic space. There are four double bedrooms, with the principal bedroom having a dressing room and ensuite bathroom comprising a beautiful contemporary suite with his and hers sink. The family bathroom has been refitted and provides a large walk-in shower.

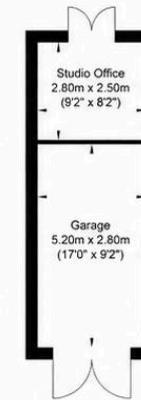
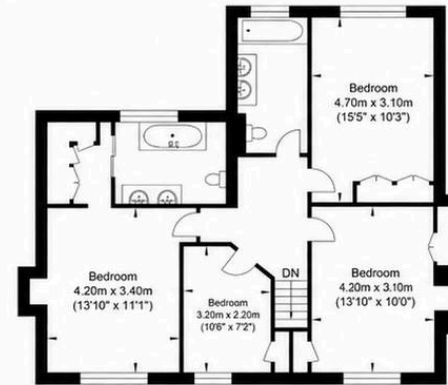
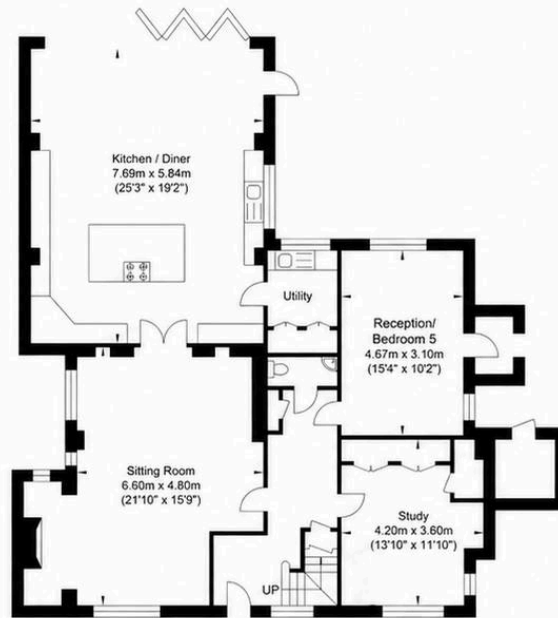
Outside, the front of the property is approached via a gravel driveway which in turn leads to the detached garage. The rear garden is predominately laid to lawn, with a seating area and firepit, a raised timber decked terrace adjoining the rear of the property and there is a light wooded area with a chicken coop. Accessed to the rear is the garden studio which has power and light connected.

Council Tax band: G

Tenure: Freehold



# Speedwell Wych Cross



Ground Floor  
Approximate Floor Area  
1358.08 sq ft  
(126.17 sq m)

First Floor  
Approximate Floor Area  
848.51 sq ft  
(78.83 sq m)

Outbuilding  
Approximate Floor Area  
235.08 sq ft  
(21.84 sq m)

Approximate Gross Internal Area (Excluding Outbuilding) = 205 sq m / 2206.60 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## Mansell McTaggart Uckfield

Mansell McTaggart, 204-206 High Street - TN22 1RD

01825 760770

uf@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/uckfield

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